



To Let By Private Treaty Subject to Contract

PROMINENT OFFICE PREMISES WITH CAR PARKING – ELIGIBLE FOR SMALL BUSINESS RATES RELIEF

THE OLD KILN, PILTON CASUEWAY, BARNSTAPLE, NORTH DEVON, EX32 7AA

Rental: £9,000 per annum

- *Located on highly prominent roadside location, with thousands of traffic movements per day*
 - *Two storey office premises suitable for a wide variety of uses*
 - *Main open plan office plus meeting room, reception area, kitchen and toilets*
 - *2 car parking spaces included and adjoining public car park*
 - *Eligible for small business rates relief*

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The roadside premises are located on Pilton Causeway which provides easy access to both the Town Centre, via the High Street, and the A361. Adjoining the premises is a public car park.

THE PROPERTY AND CONSTRUCTION

Being two storey office premises with brick elevations under a pitched slate roof, the premises provide office accommodation of approximately 652 sq.ft (61 sq.m) plus ground floor reception area, toilet and kitchen facilities. The offices have been fitted to provide contemporary accommodation with air conditioning (heating and cooling), spot lighting and open plan first floor space with feature valuated ceiling and exposed roof beams. There is a brick paved walkway to the front of the premises and an adjoining area providing car parking for 2 vehicles. Further spaces available by way of season tickets for £500 per annum per vehicle.

THE PROPOSAL

The premises are available by way of a new lease from 1st July 2021.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £7,600 Rates Payable: £3,663 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

VAT

Payable, if applicable, at the prevailing rate.



ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Entrance door to open reception area with heating and cooling system, strip lighting, spot lighting, carpet

OFFICE 1

18'8 max x 13'8 (5.70 m x 4.15 80m) Carpet, heating and cooling system, spot lighting, trunking, strip lighting

TOILET

Tiled floor, low level w.c., radiator heating, wash hand basin

KITCHEN

Base units, stainless steel wash hand basin

FIRST FLOOR

OPEN PLAN OFFICE

36'0 max x 14'10 (10.95 m x 4.50m) Triple aspect windows, carpet tiles, vaulted ceiling with exposed roof beams, strip lighting, emergency lighting, heating and cooling system, sky lights, trunking



IMPORTANT NOTICE

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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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